

# CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard, 5th Floor

Long Beach, CA 90802

FAX (562) 570-6753

ENVIRONMENTAL PLANNING

\$25.00 FILING FEE

## NOTICE OF PREPARATION

To: Office of the County Clerk  
Environmental Filings  
12400 E. Imperial Highway, #1101  
Norwalk, CA 90650

From: Community & Environmental Planning Division  
Department of Planning and Building  
333 West Ocean Boulevard, 5<sup>th</sup> Floor  
Long Beach, CA 90802

Date Mailed:

In conformance with Section 15082 of the State CEQA Guidelines, please post this notice for period of 20 days. Enclosed is the required fee of \$25.00 for processing.

Notice is hereby given that the Long Beach City Planning Commission, Lead Agency for purposes of CEQA, proposes to adopt a Mitigated Negative Declaration for the project listed below:

1. **Project Location:**

2. **Project Title:**

3. **Project Description:**

4. Review period during which the Lead Agency will receive comments on the proposed mitigated Negative Declaration:

Starting Date:

Ending Date:

5. Public Meeting of the Planning Commission

Date:

Time: 1:30 p.m.

Location: City Council Chambers  
Long Beach City Hall  
333 West Ocean Boulevard, Plaza Level

6. Copies of the report and all referenced documents are available for review by contacting the undersigned, or on the web at: [www.longbeach.gov/plan/pb/epd/er.asp](http://www.longbeach.gov/plan/pb/epd/er.asp).
7. The site is not on any list as enumerated under Section 65965.5 of the California Government Code.
8. The Initial Study may find significant adverse impacts to occur to the following resource areas:
9. The Negative Declaration has no significant impacts to occur.

For additional information contact:

333 West Ocean Boulevard, Floor  
Long Beach, CA 90802

CITY OF LONG BEACH  
PLANNING COMMISSION

MITIGATED NEGATIVE DECLARATION

**PROJECT:**

I. TITLE:

II. PROPONENT

0

III. DESCRIPTION

IV. LOCATION

V. HEARING DATE & TIME

VI. HEARING LOCATION

City Council Chambers  
Long Beach City Hall  
333 West Ocean Boulevard, Plaza Level

**FINDING\*:**

In accordance with the California Environmental Quality Act, the Long Beach City Planning Commission has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment. On the basis of that study, the Commission hereby finds that the proposed project will not have a significant adverse effect on the environment and does not require the preparation of an Environmental Impact Report because the Mitigation Measures described in the initial study have been added to the project.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

- \* If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references.

This document and supporting attachments are provided for review by the general public. This is an information document about environmental effects only. Supplemental information is on file and may be reviewed in the office listed above. The decision making body will review this document and potentially many other sources of information before considering the proposed project.

## INITIAL STUDY

*Prepared by:*

City of Long Beach  
Community and Environmental Planning  
333 West Ocean Boulevard, Fifth Floor  
Long Beach, California 90802

## **INITIAL STUDY**

- 1. Project title:**
- 2. Lead agency name and address:**
- 3. Contact person and phone number:**
- 4. Project location:**
- 5. Project sponsor's name and address:**
- 6. General Plan:**
- 7. Zoning:**

**8. Description of project:**

**9. Surrounding land uses and setting:**

**10. Other public agencies whose approval is required:**

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

Aesthetics	Agriculture Resources	Air Quality
Biological Resources	Cultural Resources	Geology/Soils
Hazards & Hazardous Materials	Hydrology/Water Quality	Land Use/Planning
Mineral Resources	National Pollution Discharge Elimination System	Noise
Population/Housing	Public Services	Recreation
Transportation	Utilities/Service Systems	Mandatory Findings of Significance

## DETERMINATION:

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the Environment and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



# ATTACHMENT 1



# VAULT 350

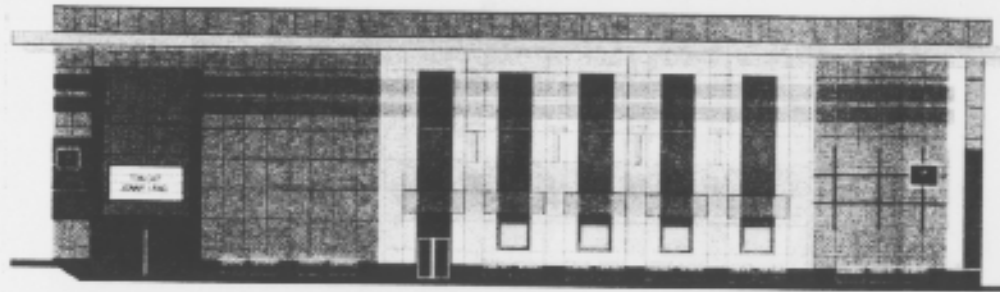


118 WEST FOURTH STREET 8000  
LONG BEACH, CALIFORNIA 90802  
TEL. 562-591-8883  
FAX: 562-591-8888  
meguido@meguido-architects.com

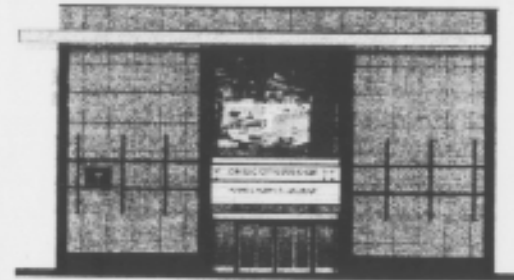


## VAULT 350

301 PINE STREET, LONG BEACH, CA 90802



NORTH ELEVATION - 4TH STREET



WEST ELEVATION - PINE AVENUE

### GENERAL NOTES

1. DO NOT SCALE DRAWINGS
2. IF DRAWING IS LESS THAN 24" x 36" IT HAS BEEN REDUCED FROM ORIGINAL.
3. THE NON-ARCHITECTURAL DRAWINGS ARE SUPPLEMENTAL TO THE ARCHITECTURAL DRAWINGS. IF A DISCREPANCY EXISTS BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEERS' DRAWINGS, SUCH DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO INSTALLATION OF SAME. WHEN ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL SUPERVISE ALL CUTTING AND PATCHING OF EXISTING EXTERIOR OR INTERIOR WORK ALREADY INSTALLED. IF WORK NECESSARY BY FINISH, CHANGES, OR OTHER REASONS, ALL REPLACEMENT WORK SHALL MATCH ADJOINING SURFACES WITH NO VISIBLE MARKINGS OF REPAIR/REPAIR WORK.
5. CONSTRUCTION DRAWINGS SHALL BE COMPLETED AS SHOWN BY THE CONTRACTOR AND APPROVED BY THE ARCHITECT. BASED ON THE DESIGN INTENT AND STANDARDS OF QUALITY AND DESIGN INTENT, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR THE PROPER PERFORMANCE, SUBSTITUTION AND COMPLETION OF THE WORK.
6. THE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL UNDERGROUND AND OVERHEAD UTILITIES, PIPES AND STRUCTURES, AND HEREIN SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
7. STREETS, SIDEWALKS AND ADJACENT PROPERTY SHALL BE PROTECTED THROUGHOUT THE WORK AS REQUIRED BY THE CITY'S REGULATIONS.
8. ALL WORK AND PORTIONS OF THE PROJECT SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND STANDARDS.

### KEY NOTES

1. EXISTING RED MARBLE WALL.
2. EXISTING WHITE MARBLE WALL.
3. PERFORATED STAINLESS STEEL SCRM - TYPE A.
4. PERFORATED STAINLESS STEEL SCRM - TYPE B.
5. PERFORATED STAINLESS STEEL SCRM - TYPE C.
6. PERFORATED STAINLESS STEEL SCRM - TYPE D.
7. LIGHT FIXTURE.
8. POSTER/ STAINLESS STEEL SHOW WINDOWS.
9. MARQUEE.
10. PLASTER.
11. STEEL CANOPY.
12. LOGO.
13. ALUMINUM GLASS DOOR.
14. STUCCO VERY SMOOTH FINISH (V.S.F.).
15. STEEL SUBSTRUCTURE.
16. LAD LIGHT LAMP - TYPE A.
17. LAD LIGHT LAMP - TYPE B.
18. LAD LIGHT LAMP - TYPE C.



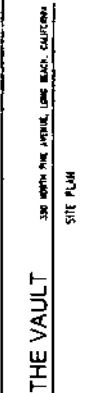
THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE, AND THE EXCLUSIVE PROPERTY OF MEGUIDO ARCHITECTS, AIA. THEY ARE NOT TO BE REPRODUCED, COPIED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF MEGUIDO ARCHITECTS, AIA. IF THESE DOCUMENTS ARE USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF MEGUIDO ARCHITECTS, AIA, THE USER SHALL BE RESPONSIBLE FOR ALL DAMAGES AND LOSSES INCURRED.

REVISION:

NO.	FOR INFORMATION ONLY FOR APPROVAL FOR RECORD FOR CONSTRUCTION
DATE	DATE
BY	BY
SCALE	SCALE
SHEET NUMBER	SHEET NUMBER

A-001

**Franco & Associates Inc.**  
15545 Ventura Blvd. N  
Studio City, CA 91604  
Tel 818 764-8200  
Fax 818 764-8202  
www.franco.com

[illegible]

THE VAULT

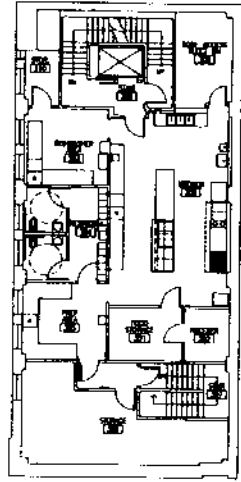
320 FIVE AVE.  
LONG BEACH, CA. 90801

## SITE PLAN

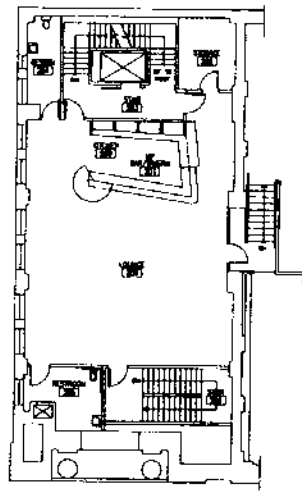
DATE	REV.
Y-PR	5/7/06
SEE SCALE	

PX-1

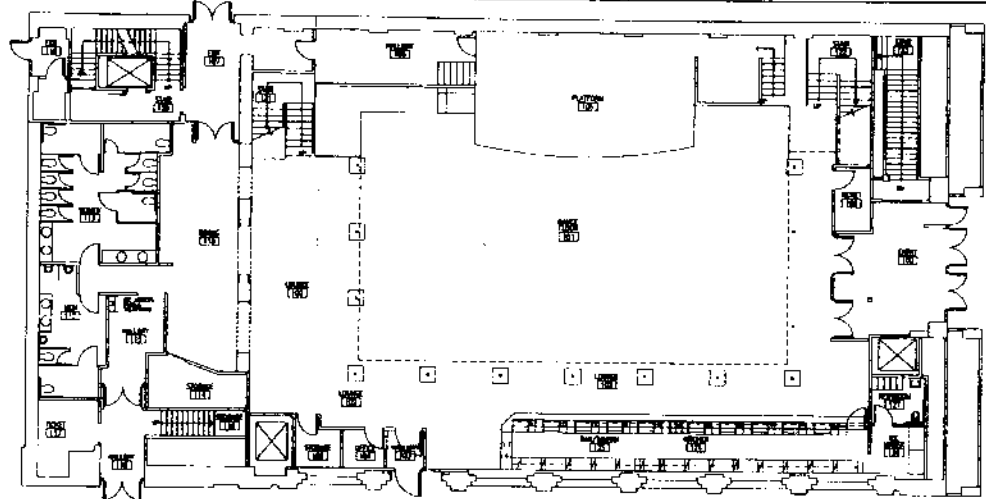
# ATTACHMENT 4



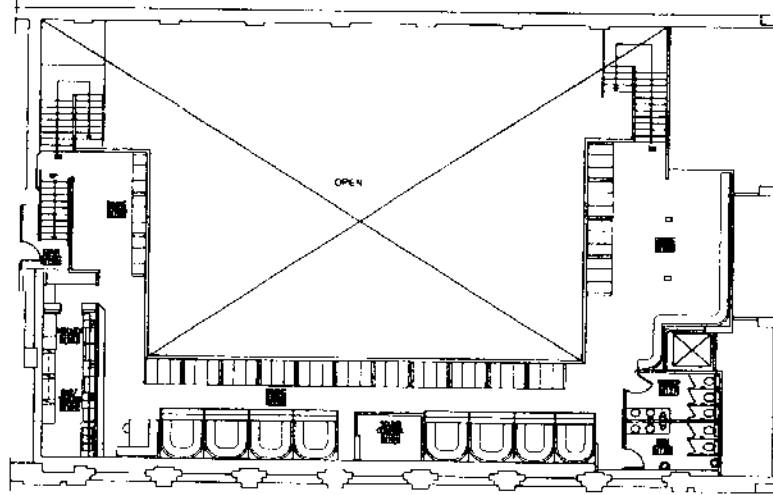
3rd FLOOR PLAN



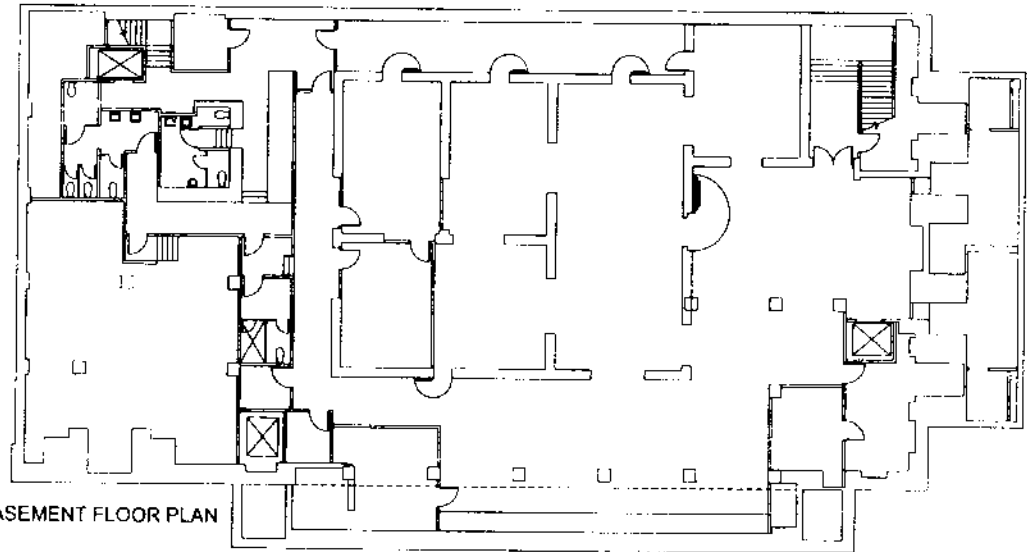
2nd FLOOR PLAN



1st FLOOR PLAN



MEZZANINE FLOOR PLAN



BASEMENT FLOOR PLAN



FIRCO & ASSOCIATES INC.  
 2000 WILSON BLVD. #4  
 PLEASANTON, CA 94566  
 Tel: 925/764-1100  
 Fax: 925/764-1101  
 Architect



300 NORTH PINE AVENUE, LONG BEACH, CALIFORNIA  
 FLOOR PLANS

THE VAULT

NO.	DATE	REVISION
1	3/7/04	REVISED
2	3/7/04	REVISED
3	3/7/04	REVISED
4	3/7/04	REVISED
5	3/7/04	REVISED
6	3/7/04	REVISED
7	3/7/04	REVISED
8	3/7/04	REVISED
9	3/7/04	REVISED
10	3/7/04	REVISED

THE VAULT
200 PINE AVE.
LONG BEACH, CA 90801
FLOOR PLANS
NO.
DATE
3/7/04
SEE SCALE

PX-2

## **EVALUATION OF ENVIRONMENT IMPACTS:**

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parenthesis following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less than Significant with A Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration Section 1 5063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated", describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

## ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>I. AESTHETICS – Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?				
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				
<b>II. AGRICULTURE RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</b>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				
c) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to non-agricultural use?				
<b>III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors to substantial pollutant concentrations?				
e) Create objectionable odors affecting a substantial number of people?				

**IV. BIOLOGICAL RESOURCES –** Would the project:

- a) Have a substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?
- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?
- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				

**V. CULTURAL RESOURCES** – Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in Section §15064.5?
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section §15064.5?
- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- d) Disturb any human remains, including those interred outside of formal cemeteries?

**VI. GEOLOGY AND SOILS** – Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
  - i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
  - ii) Strong seismic ground shaking?
  - iii) Seismic-related ground failure, including Liquefaction?
  - iv) Landslides?
- b) Result in substantial soil erosion or the loss of topsoil?
- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?



	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?				

**VII. HAZARDS AND HAZARDOUS MATERIALS –**

Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>VIII. HYDROLOGY AND WATER QUALITY – Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?				
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				
f) Otherwise degrade water quality?				
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				
j) Inundation by seiche, tsunami, or mudflow?				

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**IX. LAND USE AND PLANNING –** Would the project:

- a) Physically divide an established community?
- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

**X. MINERAL RESOURCES –** Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

**XI. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM –** Would the project:

- a) Result in a significant loss of pervious surface?
- b) Create a significant discharge of pollutants into the storm drain or water way?
- c) Violate any best management practices of the National Pollution Discharge Elimination System permit?

**XII. NOISE –** Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- b) Exposure of persons to or generation of excessive groundborne vibration or ground-borne noise levels?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				

**XIII. POPULATION AND HOUSING –** Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

**XIV. PUBLIC SERVICES –** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- a) Fire protection?
- b) Police protection?
- c) Schools?
- d) Parks?
- e) Other public facilities?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XV. RECREATION –</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				
<b>XVI. TRANSPORTATION/TRAFFIC – Would the project:</b>				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				
e) Result in inadequate emergency access?				
f) Result in inadequate parking capacity?				
g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				
<b>XVII. UTILITIES AND SERVICE SYSTEMS –</b>				
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				
d) Have sufficient water supplies available to serve the project from existing entitlement and resources, or are new or expanded entitlement needed?				
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				
g) Comply with federal, state, and local statutes and regulations related to solid waste?				

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE –**

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?
- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

## **DISCUSSION OF ENVIRONMENTAL IMPACTS**

### **I. AESTHETICS**

- a) Would the project have a substantial adverse effect on a scenic vista?**

No Impact

The transformation of 350 N. Pine Avenue from a nightclub to a concert hall and audio production facility will not have an impact on scenic vistas. The project is located in a highly urbanized setting with no scenic vistas within the vicinity of the proposed project. Moreover, the existing building is of a bulk and mass consistent with the surrounding area.

- b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

No Impact

The proposed development is located in a highly urbanized area that does not contain any scenic resources. Moreover, the project site is not located on or near a designated State Scenic Highway.

- c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?**

No Impact

The project will not substantially degrade the existing visual character or quality of the site and its surroundings. The project is an interior remodeling of the facilities to better serve the concert hall/audio production facility "The Vault 350" with attendant exterior signage and a lighting package intended to further support the new uses within. Final elevations must be approved by the Redevelopment Agency.

Please also see I (a) supra for discussion.

- d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

### Less than Significant Impact

The proposed project will introduce new light sources on the building; however, they are more ambient in both color and application than those that were used to illuminate the former Leonardo's. The area is already highly urbanized with substantial nighttime lighting, yet, as indicated on the site plans, the exterior light sources will be directed so as to minimize the impact on residences next door. As a result, the incremental change in lighting associated with this project would not be expected to significantly alter nighttime lighting levels in the area.

## **II. AGRICULTURE RESOURCES**

The proposal will have no effect upon agriculture resources. The project site, downtown Long Beach, is not located within an agricultural zone and none exist within the vicinity of the project. The proposed project is located within a section of the city that has been developed for over 70 years. Development of the proposed project will have no effect on agricultural resources within the City of Long Beach or any other neighboring city or county.

## **III. AIR QUALITY**

The South Coast Air Basin is subject to some of the worst air pollution in the country, attributable mainly to its topography, climate, meteorological conditions, a large population base, and highly dispersed urban land use patterns.

Air quality conditions are primarily affected by the rate and location of pollutant emissions and by climatic conditions that influence the movement and dispersion of pollutants. Atmospheric conditions such as wind speed, wind direction, and air temperature gradients, along with local and regional topography, provide the links between air pollutant emissions and air quality.

The South Coast Air Basin generally has a limited capability to disperse air contaminants because of its low wind speeds and persistent temperature inversions. In the Long Beach area, predominantly daily winds consist of morning onshore airflow from the southwest at a mean speed of 7.3 miles per hour and afternoon and evening offshore airflow from the northwest at 0.2 to 4.7 miles per hour with little variability between seasons. Summer wind speeds average slightly higher than winter wind speeds. The prevailing winds carry air contaminants



northward and then eastward over Whittier, Covina, Pomona and Riverside.

One of the main meteorological conditions that influences air quality in the Los Angeles Basin is the persistent inversion layer. Cooler air from the ocean underlies air which has been warmed by surface contact giving rise to a persistent capping inversion which occurs on almost every day of the year, reaching heights above ground of perhaps 1200 feet on some summer afternoons, and not infrequently remaining ground-based during the coldest months of the year.

The majority of pollutants normally found in the Los Angeles County atmosphere originate from automobile exhausts as unburned hydrocarbons, carbon monoxide, oxides of nitrogen and other materials. Of the five major pollutant types (carbon monoxide, nitrogen oxides, reactive organic gases, sulfur oxides, and particulates), only sulfur oxide emissions are dominated by sources other than automobile exhaust.

**a) Would the project conflict with or obstruct implementation of the applicable Air Quality Attainment Plan?**

Less Than Significant Impact

The Southern California Association of Governments has determined that if a project is consistent with the growth forecasts for the sub region in which it is located, it is consistent with the Air Quality Management Plan (AQMP), and regional emissions are mitigated by the control strategy specified in the AQMP. Because the project is consistent with the growth forecasts for Long Beach and the City's subregion, it is thereby consistent with the adopted AQMP. The project is also consistent with the goals of the City's General Plan Air Quality Element that call for achieving air quality improvements in such a manner that continued economic growth can be sustained and the quality of life for City residents can be improved by providing greater opportunities, conveniences and choices.

**b) Would the project violate any air quality standard or contribute to an existing or projected air quality violation?**

Less than Significant Impact

The California Air Resources Board regulates mobile emissions and oversees the activities of county Air Pollution Control Districts (APCDs) and regional Air Quality Management Districts (AQMDs) in California. The South Coast Air Quality Management District (SCAQMD) is the

regional agency empowered to regulate stationary and mobile sources in the South Coast Air Basin.

To determine whether a project generates sufficient quantities of air pollution to be considered significant, the SCAQMD adopted maximum thresholds of significance for mobile and stationary producers in the South Coast Air Basin (SCAB), (i.e., cars, trucks, buses and energy consumption). SCAQMD Conformity Procedures (Section 6.3 of the CEQA Air Quality Handbook, April 1993) states that all government actions that generate emission greater than the following thresholds are considered regionally significant (see Table 1).

**Table 1. SCAQMD Significance Thresholds**

<b>Pollutant</b>	<b>Construction Thresholds (lbs/day)</b>	<b>Operational Thresholds (lbs/day)</b>
ROC	75	55
NO <sub>x</sub>	100	55
CO	550	550
PM <sub>10</sub>	150	150
SO <sub>x</sub>	150	150

Construction emissions are estimated to below threshold levels. The estimated emissions produced during the duration of the construction are based on 2,800 sq. ft. over a period of 30 days. The source of these estimates are based on CEQA Air Quality Handbook, revised 1993, Table 9-1 Screening Table for Estimating Total Construction Emissions. The table below indicates the results.

	<b>ROC</b>	<b>NO<sub>x</sub></b>	<b>CO</b>	<b>PM<sub>10</sub></b>
Project Emissions	2.96	43.58	9.47	3.09
AQMD Thresholds	75	100	550	150
Exceeds Thresholds	No	No	No	No

Estimated automobile emissions from the project are listed in the table below. The source of these estimates are based on CEQA Air Quality Handbook, revised 1993, Table 9-7 Screening Table for Estimating Mobile Source Operation Emissions. The primary source of operational emissions is vehicle trips of which this project is unlikely to produce significant new vehicle trips. Please also see XV (a) and (b) supra for discussion. Based on these estimates the proposed project

does not exceed threshold levels for mobile emissions. The table below indicates the results.

	ROC	NO <sub>x</sub>	CO	PM <sub>10</sub>
Project Emissions	5.26	1.09	41.10	0.50
AQMD Thresholds	55	55	550	150
Exceeds Thresholds	No	No	No	No

- c) **Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

Less than Significant Impact

Federal control over air quality originated with the Clean Air Act of 1970. Administration and enforcement of the Clean Air Act is the responsibility of the Environmental Protection Agency, which acts through state and local agencies. The Clean Air Act of 1970 established the National Ambient Air Quality Standards (NAAQS) which define, based on health risk and property damage criteria, unacceptable levels of air pollution.

The most recent amendments to the Federal Clean Air Act were enacted in 1990. The 1987 and 1990 amendments define categories of severity of those regions where the NAAQS are not achieved. The amendments set formal requirements for local planning of measures, which will result in the reduction of emissions, and progress towards eventual attainment of NAAQS.

Specific geographic areas are classified under the Federal Clean Air Act as either attainment or non-attainment areas for each pollutant based upon NAAQS criteria thresholds. The Long Beach area is in the County of Los Angeles sub-area of the South Coast Air Basin (SCAB). The SCAB and County of Los Angeles are classified as non-attainment areas for ozone, carbon monoxide, nitrogen dioxide, and fine particulate matter, and an attainment area for sulfur dioxide and lead.

The levels of emission produced from development of the project are below SCAQMD thresholds for relevant pollutants. The cumulative effects of the proposed project itself on the overall regulated emission of the within the South Coast Air Basin are negligible. While the

aggregate effects of all projects that have negligible effects on emissions within the South Coast Air Basin could impact federal or state standards, the precise cumulative impact would be difficult to determine. Therefore, the project should be evaluated by established SCAQMD thresholds and the Air Quality Management Plan (AQMP). Under these criteria, the proposed project is anticipated to have a less than significant impact on cumulative threshold emissions.

Please see III (b) and (a) supra for discussion.

**d) Would the project expose sensitive receptors to substantial pollutant concentrations?**

No Impacts

The project site is located adjacent to both housing and commercial businesses; however, the proposal is not anticipated to produce significant levels of any emission that could affect sensitive receptors.

**e) Create objectionable odors affecting a substantial number of people?**

No Impacts

The proposed project will likely include a restaurant that may emit odors during the cooking process. These smells are generally not understood as objectionable and regulated by AQMD.

#### **IV. BIOLOGICAL RESOURCES**

The proposed project site is located within a highly urbanized portion of the city, downtown, and adjacent to residential land uses. The vegetation is minimal and consists of common horticultural species. There is no evidence of rare or sensitive species as listed in Title 14 of the California Code of Regulations or Title 50 of the Federal Code of Regulations.

The proposed site is not located in a protected wetlands area. Also, the development of the site is not anticipated to interfere with the migratory movement of any wildlife species. The biological habitat and species diversity is limited to that typically found in highly populated and urbanized Southern California settings.

No adverse impacts are anticipated to biological resources.

## **V. CULTURAL RESOURCES**

No adverse impacts are anticipated to cultural resources by the proposed project.

There is some evidence to indicate that primitive people inhabited portions of the city as early as 5,000 to 2,000 B.C. Much of the remains and artifacts of these ancient people have been destroyed as the city has been developed. Of the archaeological sites remaining, many of them seem to be located in the southeast sector of the city.

The proposed project is in the core of the downtown and the proposed construction is limited to tenant improvements to an existing building only and does not require excavation. Additionally, this site is located outside the area of the city expected to have the higher probability of latent artifacts.

## **VI. GEOLOGY AND SOILS**

No faults are known to pass beneath the site, and the area is not in the Alquist-Priolo Special Studies Zone. The most significant fault system in the vicinity is the Newport-Inglewood fault zone. Other potentially active faults in the area are the Richfield Fault, the Marine Stadium Fault, the Palos Verdes Fault and the Los Alamitos Fault.

The Long Beach Seismic Safety Element identifies this area as one where the soils are such that liquefaction potential is minimal. It is also located outside the tsunami, seiche and 100-year flood influence areas.

The relative close proximity of the Newport-Inglewood Fault could create substantial ground shaking at the proposed site if a seismic event occurred along the fault. However, there are numerous variables that determine the level of damage to a given location. Given these variables it is not possible to determine the level of damage that may occur on the site during a seismic event.

- a) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**
  - i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42**

**and or**

**ii) Strong seismic ground shaking?**

Less Than Significant Impact

The Newport-Inglewood Fault is the most significant fault within the general vicinity of the project. This fault line is located approximately two miles northeast of the project site. The relative close proximity of the fault could create substantial ground shaking at the project site if a seismic event occurred along this fault.

The project is a conversion from a dance club nightclub venue to an audio production and concert hall operation. Individuals on site would be subject to a certain level of risk of injury or death in the event of a structural failure during a seismic event. However, there are numerous variables that determine the level of damage to a given location. Given these variables, it is not possible to determine the extent of the damage that may occur on the site during a seismic event.

**iii) Seismic-related ground failure, including liquefaction?**

Less Than Significant Impact

The City of Long Beach's Seismic Safety Element indicates that the site in question has a minimal liquefaction potential.

**iv) Landslides?**

No Impact

There are no hills or slopes within the vicinity of the proposed project that could threaten the project with landslides.

**b) Result in substantial soil erosion or the loss of topsoil?**

No Impact

The project site is covered with one structure and impervious materials. The proposed project would occur within the existing structure. The project would insignificantly modify current conditions found on the site and could not create a condition resulting in top soil erosion.

- c) **Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**

No Impact

There is no indication that the site is subject to lateral spreading, subsidence or collapse.

- d) **Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

No Impact

The proposed project is not located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code.

- e) **Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?**

No Impact

Sewer systems are in place and the proposed project would not require the use of septic tanks or any other alternative wastewater disposal system.

## **VII. HAZARDS AND HAZARDOUS MATERIALS**

- a) **Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

The proposed project would occur within the existing building at 350 N. Pine Avenue. It is not believed that either the initial use or subsequent uses of the building involved hazardous materials nor is there an expectation that hazardous materials will be found stored on site. The proposed reuse of the building involves limited restoration and renovation of the interior and exterior. Paints, varnishes and solvents normally found in such improvements will be utilized.

- a) **Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

No Impact

As an entertainment and audio production facility, this project will not create a hazard to the public or the environment through the transport, use or disposal of hazardous materials.

- b) **Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

No Impact

Please see VII (a) supra for discussion.

- c) **Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

No Impact

Please see VII (a) supra for discussion.

- d) **Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

No Impact

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. Cortese List does not list the proposed development site as contaminated with hazardous materials.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**



No Impact

The proposed project site is not located within the airport land use plan.

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

No Impact

The project is not located within the vicinity of a private airstrip.

- g) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

No Impact

The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

- h) Would the project expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?**

No Impact

The proposed site is within an urbanized setting and will not expose people or structures to a significant risk of loss, injury or death involving wild land fires.

## **VIII. HYDROLOGY AND WATER QUALITY**

The Flood Insurance Administration has prepared a new Flood Hazard Map designating potential flood zones. The map is based on the projected inundation limits for breach of the Hansen Dam and that of the Whittier Narrows Dam, as well as the 100-year flood as delineated by the U.S. Army Corps of Engineers, and was adopted in July 1998. The hazard area is attributed to either extremely high precipitation or seismically induced floods created through a dam failure. The probability of either of these occurrences is considered to be about one percent per year. The proposed project site is not within the flood hazard area as

defined by the Flood Insurance Administration on their July 1998 flood boundary map.

In addition, all storm and sanitary sewer drains are currently in place and the site is fully developed.

**a) Would the project violate any water quality standards or waste discharge requirements?**

No Impact

Development of the proposed project will not violate wastewater discharge standards. The proposed project would comply with all state and federal requirements pertaining to preservation of water quality. The site is in an urbanized area, which is not adjacent to any major water source.

**b) Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**

No Impact

The proposed project will not significantly deplete groundwater supplies. Approximately 46% of the City's water supply comes from the Water Department's 25 active wells. Development of the proposed project is not expected to substantially increase water consumption over the current level at the project site. Water runoff from the building is not anticipated to change much either with this change of use. Groundwater recharge will remain unchanged. The site is not a significant factor in aquifer recharge.

**c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?**

No Impact

Development of the proposed project would not alter the current drainage pattern of water runoff of the site or increase its volume. The

footprint of 350 N. Pine is to remain unaltered. The balance of the site as already covered by hardscape. The project is within a highly urbanized area with storm water drainage infrastructure in place. Runoff from the site is not expected to exceed the capacity of the local storm drain system.

- d) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?**

No Impact

Please see VIII (b) supra for discussion.

- e) Would the project create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?**

No Impact

Please see VIII (b) supra for discussion.

- f) Would the project otherwise degrade water quality?**

No Impact

Please see VIII (a) supra for discussion.

- g) Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**

No Impact

The proposed project will not place housing within a 100-year flood hazard area. The proposal does not include housing.

- h) Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?**

No Impact

The proposed site is not within a 100-year flood hazard area.

- i) **Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**

No Impact

The proposed project is not within a zone influenced by the inundation of seiche, tsunami, or mudflow, nor is it within the 100-year flood zone as shown in the Long Beach Seismic and Public Safety Elements.

- j) **Would the project be inundated by seiche, tsunami, or mudflow?**

No Impact

The proposed project is not within a zone influenced by the inundation of seiche, tsunami, or mudflow, nor is it within the 100-year flood zone as shown in the Long Beach Seismic and Public Safety Elements.

## **IX. LAND USE AND PLANNING**

- a) **Would the project physically divide an established community?**

No Impact

The proposed project does not have the potential to physically divide an established community. It is located in an existing building in the heart of the downtown, with buildings of similar scale and compatible uses surrounding it.

- b) **Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?**

No Impact

The proposed project is consistent with the City of Long Beach's General Plan Elements and the land use regulations for the site found in the zoning requirements in The Downtown Planned Development Ordinance (PD-30). Both plans allow for this site to be utilized for the entertainment uses proposed by The Vault 350 project. Although the project is expected to impact parking to some degree in the immediate

vicinity of the project, larger audiences to the entertainment venue will be during the weekend and evening hours. A parking study completed by Kaku Associates concludes that the existing parking supply is adequate to accommodate the peak parking demand of the surrounding businesses even with the additional development of The Vault 350. However, per the zoning regulations an additional 178 parking spaces must be secured to adequately park the project to code. As a condition of final approval of the business license for the project, permanent parking arrangements with the Redevelopment Agency must be secured.

**c) Would the project conflict with any applicable habitat conservation plan or natural communities conservation plan?**

No Impact

There is no specific conservation plan for the proposed site.

**X. MINERAL RESOURCES**

No Impact

The project site is located in an established urban core, a built environment. Although oil is extracted from the geologic area called the Wilmington Oil Field which underlies the downtown area, it is done so by lateral lines extended under the shoreline from the man-made oil islands along the Long Beach coast. As this project only entails a change of use from a nightclub venue to a concert hall venue, mineral resources are not affected and no adverse impacts are anticipated to mineral resources.

**XI. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES)**

This project does not appear to have the potential to violate the provisions of the National Pollution Discharge Elimination System. No additional amount of impervious surfaces will be constructed and no significant discharges of pollutants into the storm drain or waterway systems are anticipated. The modified operations of the nightclub venue into a concert hall and audio production facility, the essence of this project, does not lend itself to violations of the National Pollution Discharge Elimination System permitting and best practices management.

Therefore, no adverse impacts are anticipated with respect to NPDES requirements.

## **XII. NOISE**

Noise is defined as any unwanted sound that disturbs human activity. Environmental noise levels typically fluctuate over time, and different types of noise descriptors are used to account for this variability. Measuring noise levels involves intensity, frequency, and duration, as well as time of occurrence.

Some land uses are considered more sensitive to ambient noise levels than other uses, due to the amount of noise exposure and the types of activities involved. Residences, motels, hotels, schools, libraries, churches, nursing homes, auditoriums, parks and outdoor recreation areas are generally more sensitive to noise than are commercial and industrial land uses.

The City of Long Beach uses the State Noise/Land Use Compatibility Standards, which suggests a desirable exterior noise exposure at 65 dBA CNEL for sensitive land uses such as residences. Less sensitive commercial and industrial uses may be compatible with ambient noise levels up to 70 dBA. The City of Long Beach has an adopted Noise Ordinance that sets exterior and interior noise standards. The project area is located in District 2 of the Noise District Map, which sets daytime (7AM - 10PM) exterior noise limits to 60 dBA and night (10PM -7AM) exterior noise limits to 55 dBA..

- a) Would the project result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?**

Less Than Significant Impact With Mitigation

Development of the proposed project is not expected to create noise levels in excess of those established by the Long Beach City Ordinance. During the period of construction, the development may cause temporary increases within the ambient noise levels but it is not expected to exceed established standards. Per Mitigation Measure XII-1 Noise, any person(s) associated with the proposed project shall only operate or permit the operation of any tools or equipment used for site preparation, construction or any other related building activity that produces loud or unusual noise which annoys or disturbs a reasonable person of normal sensitivity between the hours stated. The only exception shall be if the Building Official gives authorization for emergency work at the project site. Project construction must conform with Noise Ordinance. As stated in §8.80.202, "no person shall operate

or permit the operation of any tools or equipment used for construction, alternation, repair, remodeling, drilling, demolition or any other related building activity which would produce loud or unusual noise which annoys or disturbs a reasonable person of normal sensitivity between the hours of seven p.m. and seven a.m.

- b) Would the project result in the exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?**

Less Than Significant Impact

As the project involves only limited exterior and interior improvements, only very limited ground borne noises or vibrations are expected to occur.

- c) Would the project create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

Less than Significant Impact

Ambient noise levels in the general vicinity of the proposed project site are not anticipated to increase significantly from the development.

- d) Would the project create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

Less Than Significant Impact

Development of the proposed project is expected to create only a temporary increase in the ambient noise level. Once the development phase of the project is complete the noise levels created by the proposed project should be consistent with those found in the surrounding vicinity.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

No Impact

The proposed development is not located within the airport land use plan.

- f) **For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area excessive noise levels?**

No Impact

See discussion XI (e) supra.

### **XIII. POPULATION AND HOUSING**

The City of Long Beach is the second largest city in Los Angeles County and the fifth largest in California. According to the 2000 Census, Long Beach has a population of 461,522, which presents a 7.5 percent increase from the 1990 Census.

According to the 2000 Census, there were 163,088 housing units in Long Beach, with a citywide vacancy rate of 6.32 percent.

It is projected that a total population of approximately 499,705 persons will inhabit the City of Long Beach by the year 2010. The proposed project is not anticipated to have any impact on the population of the City of Long Beach or on housing demand.

- a) **Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

No Impact

The project is primarily an entertainment venue and as such it is intended that more visitors will be attracted to the downtown core, where it is located. The project is not anticipated to induce substantial population growth, either directly, or indirectly.

- b) **Would the project displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere?**

No Impact

The proposed project will not eliminate any housing units.



- c) **Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

No Impact

The proposed project will not displace any residents.

#### **XIV. PUBLIC SERVICES**

**Would the project create substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response time or other performance objectives for any of the public services:**

- a) **Fire protection?**

Less Than Significant Impact

Fire protection is provided by the Long Beach Fire Department. With 23 in-city stations, the Fire Department is divided into Fire Prevention, Fire Suppression, Bureau of Instruction, and the Bureau of Technical Services. The Fire Department is accountable for medical, paramedic, and other first aid rescue calls from the community. Current Fire Department services are adequate to provide services to the proposed project. The project must comply with all fire code requirements that apply to this type of use, design and structure.

- b) **Police protection?**

Less Than Significant Impact With Mitigation

The Long Beach Police Department serves the project site. The Department is divided into Patrol, Traffic, Detective, Juvenile, Vice, Community, Jail, Records, and Administration Sections. The City has four Patrol Divisions: East, West, North and South. The South Division will serve the project. Open Monday through Friday from 5 p.m. until 2 a.m., and Saturdays and Sundays between 10 a.m. and 2 a.m., the Vault 350 will have 25 in-house security personnel. Mitigation Measure XIV-1 Public Services stipulates: (1) prior to the issuance of an entertainment permit, business license or any other permanent approval, the applicant shall have prepared a written

security plan that addresses all aspects of traffic control, crowd control and noise control for operation of The Vault 350; (2) the plan shall be prepared to the satisfaction of the Chief or Police or his designee; and (3) the plan shall be submitted to the Police Department for review and approval and shall be kept on file at the Department.

The project must comply with all requirements of the Long Beach Police Department for all security, crowd, and noise control operations.

**c) Schools?**

No Impact

The City of Long Beach is primarily served by the Long Beach Unified School District, which also serves the Cities of Signal Hill, and most of Lakewood. The District has been operating for a number of years at and over planned capacity. The State Legislature has determined that developer impact fees may be assessed to pay for new school facilities needed to mitigate the impact of new development, which is a right exercised by the District. This project is not subject to that fee.

**d) Parks?**

No Impact

Park space within Long Beach is considered inadequate for the number of residents within City boundaries. However, it is not anticipated that the proposed conversion of this nightclub to a modified version of its former self will have any impact on park space in the City.

**e) Other public facilities?**

No Impact

All other public facilities are adequate to meet the demands of the proposed project.

**XV. RECREATION**

- a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

No Impact

Development of the proposed project is not expected to place an increased burden on the recreational facilities of the city as it is of an in-door entertainment nature, completely unassociated with any public recreational facilities.

- b) **Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

No Impact

Please see XIV (a) supra for discussion.

## **XVI. TRANSPORTATION/TRAFFIC**

Since 1980, Long Beach has experienced significant growth. Continued growth is expected into the next decade. Inevitably, growth will generate additional demand for travel. Without proper planning and necessary transportation improvements, this increase in travel demand, if unmanaged, could result in gridlock on freeways and streets, and jeopardize the tranquility of residential neighborhoods.

- a) **Would the project cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?**

Less than Significant Impact

As defined in the Transportation Element of the General Plan, the proposed project is located downtown on Pine Avenue between Third and Fourth Streets. These streets are intended for intra-regional and inter-community connectivity on a small block pattern, downtown street grid system. Regional-serving entertainment venues attracting trips from throughout the community are generally encouraged to locate within such areas.

The proposed project will generate trips to this entertainment venue during weekend and evening events. However, given the location and street network and street systems serving this area of the downtown, trips generated by the proposed entertainment venue are not expected to exceed the capacity of the street system.

- b) Would the project exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?**

Less than Significant Impact

The closest (Congestion Management Program) CMP monitoring intersections are located at Ocean Boulevard and Alamitos Avenue and Seventh Street and Alamitos Avenue. At the Ocean/Alamitos intersection the AM peak hour Level of Service (LOS) in 2001 was E; the PM peak hour Level of Service was E. At the Alamitos/Seventh intersection the AM peak hour Level of Service in 2001 was C; the PM peak hour Level of Service was D.

For a project to affect the LOS for a CMP-monitored intersection it has to generate an additional 50 trips. A project of this scale and regional/visitor-serving nature with primarily nighttime and weekend operations, would be expected to generate traffic from the Long Beach Freeway to the west of the site. Both CMP intersections are located a number of blocks to the east of the site. With the downtown street grid and one-way street couplets able to handle a great deal of the traffic around the immediate vicinity of the project, only a limited number of trips might be heading to/from the easterly CMP intersections at Alamitos/Ocean and Alamitos/Seventh. Therefore, traffic generated by this project is not expected to exceed, either individually or cumulatively, the LOS for designated intersections nearby.

- c) Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

No Impact

This development is unrelated to air traffic.

- d) Would the project substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

No Impact

The project is located in an existing structure at the southeast corner of Pine Avenue and Fourth Street, a signalized intersection. Ingress and egress of both vehicles and pedestrians to the site will remain unchanged.

**e) Would the project result in inadequate emergency access?**

No Impact

Emergency access needs for the project are defined by the building and public safety codes. All requirements of police, fire and public safety regulations must be adhered to before project approvals are granted.

**f) Would the project result in inadequate parking capacity?**

Less than Significant Impact with Mitigation

As a condition of temporary approval, the project applicant has entered into a parking agreement with Diamond Parking to lease 187 spaces until August 15, 2004. During this period of time the owner's applicant has agreed to work with the City to find a permanent parking solution. It is anticipated that the Redevelopment Agency will enter into an agreement with the applicant to lease parking spaces in a nearby Agency controlled downtown parking garage. Per Mitigation Measure XVI – 1 Transportation/Traffic no permanent approvals will be given to the project, including a business license, until a permanent solution to the parking issue, regarding the need for 187 off-street parking spaces required by the project, is resolved.

**g) Would the project conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?**

No Impact

The proposed project will have no impact on policies supporting alternative transportation.

**XVII. UTILITIES AND SERVICE SYSTEMS**

**a) Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**

Less Than Significant Impact

The proposed project would not exceed wastewater treatment requirements of the applicable (South Coast) Regional Water Quality Control Board.

- b) Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

Less Than Significant Impact

The proposed project would likely generate additional wastewater flow, however, present capacity is expected to be adequate to accommodate project demands and no new treatment facilities would be required for development of the project.

- c) Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

No Impact

This project will not result in the adaptation or expansion of storm water drainage facilities. No impact is anticipated.

- d) Are sufficient water supplies available to serve the project from existing entitlement and resources, or are new or expanded entitlement needed?**

Less Than Significant Impact

The City's Water Department maintains that sufficient water supplies exist to serve the proposed project. Local groundwater and imported water make up the City's water supply. About 46 percent of the water comes from the Department's 25 active water wells with the remaining 54 percent being purchased from the Metropolitan Water District of Southern California (MWD). The sources of imported MWD water are the Colorado River through the Colorado River Aqueduct and from the Sacramento River/San Joaquin Delta via the State Water Project Aqueduct.

- e) Has the wastewater treatment provider which serves or may serve the project determined that it has adequate capacity to**

**serve the project's projected demand in addition to the provider's existing commitments?**

Less Than Significant Impact

There is adequate capacity to service the proposed project's demands in addition to the provider's existing commitments.

- f) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

Less Than Significant Impact

Solid waste generated in the City of Long Beach is collected by the City's Integrated Resources Bureau-Refuse Collection Division or by a private waste removal company licensed by the City. The City has an Integrated Waste Management Program that encourages waste reduction, recycling and recovery efforts. It is the City's policy to support a hierarchy of waste management preferences that give priority to source reduction, materials reuse, and recycling in order to minimize the amount of waste to be managed. Refuse that is collected by the City is taken to the SouthEast Resource Recovery Facility (SERRF), a publicly-owned solid waste management facility that uses mass burn technology. Private waste removal companies either use SERRF or a refuse transfer station. In addition, Puente Hills Landfill is located approximately 20 miles from the city and has sufficient capacity. The project would not have a significant impact on the Puente Hills Landfill. It is also anticipated that the project would have no impact on the City's diversion goal as set forth in the Integrated Waste Management Act of 1989.

- g) Would the project comply with federal, state, and local statutes and regulations related to solid waste?**

Less Than Significant Impact

The proposed project is required to comply with all federal, state and local statutes and regulations related to solid waste.

## **XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or**

**wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

No Impact

The proposed project is within a well-established urbanized setting; there is no anticipated negative impact to any known fish or wildlife habitat or species.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

No Impact

The proposed project is not anticipated to have a cumulative considerable effect on the environment.

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

No Impact

There are no adverse environmental effects to human life either directly or indirectly related to the proposed project.



**MITIGATION MONITORING PLAN  
MITIGATED NEGATIVE DECLARATION 15-04  
350 PINE AVENUE, LONG BEACH, CA 90802**

**XII-1 NOISE**

Any person(s) associated with the proposed project shall only operate or permit the operation of any tools or equipment used for site preparation, construction or any other related building activity that produces loud or unusual noise which annoys or disturbs a reasonable person of normal sensitivity between the following hours:

<b>Weekdays</b>	7:00 am to 7:00 pm	<b>Sundays</b>	No work permitted
<b>Saturdays</b>	9:00 am to 6:00 pm	<b>Holidays</b>	No work permitted

The only exception shall be if the Building Official gives authorization for emergency work at the project site.

**TIMING:** During construction of tenant improvements  
**ENFORCEMENT:** Building Bureau

**XIV-1 PUBLIC SERVICES**

Prior to the issuance of an entertainment permit, business license or any other permanent approval, the applicant shall have prepared a written security plan that addresses all aspects of traffic control, crowd control and noise control for operation of The Vault 350. The plan shall be prepared to the satisfaction of the Chief or Police or his designee. The plan shall be submitted to the Police Department for review and approval and shall be kept on file at the Department.

**TIMING:** Prior to issuance of an entertainment permit, business license or any other permanent approval  
**ENFORCEMENT:** Police Department

**XVI-1 TRANSPORTATION/TRAFFIC**

Prior to the issuance of an entertainment permit, business license or any other permanent approval, the applicant shall have addressed the parking issue regarding the need for 187 off-street parking spaces required by the project.

**TIMING:** Prior to the issuance of an entertainment permit, business license or any other permanent approval  
**ENFORCEMENT:** Planning Bureau